

## **Matter 1 – Legal Compliance**

### **Statement on behalf of Tom Barton Farms & Lockwood Estates**

4<sup>th</sup> November 2022

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1. This statement is made on behalf of Tom Barton Farms and Lockwood Estates, two parties with separate land interests in the West Lindsey area, but both represented by Chave Planning under one umbrella due to their similar concerns with the soundness of the Central Lincolnshire Local Plan.
2. Tom Barton Farms has promoted a site at Lea for the development of c137 dwellings, sheltered housing and a convenience store. This is site reference WL/LEA/002 in the Sustainability Appraisal.
3. Lockwood Estates has promoted a site at Ingham for the development of 10 dwellings and the provision of open space. This is site reference WL/ING/005 in the Sustainability Appraisal.
4. This statement follows on from representations made to the Regulation 19 Publication stage of the Local Plan by both parties. Responses to relevant matters in the Inspector's Matters & Issues Questions will be set out under headings of the questions below.

## **Issue 3 – Sustainability Appraisal**

**Q7. Are the various iterations of the SA based on robust and up-to-date information relating to the likely significant effects of new development, especially where sites are concerned?**

5. No, the various iterations of the SA have persistently ignored information submitted about my clients' sites, despite engagement at every stage by my clients and attempts to rectify this through representations and correspondence with the Council. This has resulted in the likely significant effects being unfairly assessed in the SA and, worse still, clear mistakes having been made in the evidence base.

6. In respect of Tom Barton Farms' site WL/LEA/002, Appendices 5.3 and 7 of the SA have ignored key evidence regarding landscape appraisal, masterplanning, ecological survey and mitigation and site-specific flood risk assessment. The SA has not taken account the proposal to provide important new facilities for the village in the form of a local convenience store and community facilities, as confirmed in the Vision Document for the site. These facilities would be located adjacent to the village core, so that they are highly accessible for the whole village as well as the new development. This is a significant sustainability advantage that should be taken account of. The SA Framework for Sites & Assumptions Applied says that sites that are expected to provide new services and facilities as part of a mixed use development are likely to have significant positive effects, yet this has not been factored into the assessment for site WL/LEA/002.
7. Representations at Regulation 19 stage regarding Lockwood Estates' site WL/ING/005 identified that the site should be assessed as a reasonable alternative in the SA. This has been done in the SA Addendum STA024, however it has still been assessed on an incorrect basis, despite these issues having been identified in other parts of the evidence base in those Regulation 19 representations. The issues here are:
- The site's indicative capacity is given as 18, whereas my client is promoting the site for the development of only 10 dwellings.
  - It would appear that a submitted masterplan for the site has been ignored as it is said that the site is not of a scale that is likely to provide new open space on-site, whereas the masterplan shows a significant area of the site is proposed as a community garden.
  - The site is identified as Grade 3 Agricultural land whereas representations and correspondence have repeatedly sought to correct this as the site is Grade 5.
8. It is very frustrating that despite repeated attempts to engage with the plan in respect of these sites and provide information regarding the likely significant effects of new development, this has been ignored. My clients have invested considerably in engaging proactively with the plan and would seek that their sites are assessed on a fair and correct basis.

**Q8. Are the conclusions in the various iterations of the SA accurate and robust? For example, what are the reasons for the different scores (and outcomes) between sites WL/WELT/008 and WL/WELT/008A?**

9. In view of the above, the conclusions of the various iterations of the SA are not robust and do not justify the decisions taken in preparation of the plan.



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